



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, FEBRUARY 15, 2022

Planning Board members present: Chair Robert Best; Vice Chair Paul McLaughlin; Barbara Healey (Town Council Ex-Officio); Neil Anketell; Jaimie von Schoen; Brian Dano; & Alternate Nelson Disco

Planning Board members absent: Lynn Christensen.

Staff present: Robert Price, Planning & Zoning Administrator

1. Call to Order

Chair Robert Best called the meeting to order at 7:00 p.m. and appointed Nelson Disco to vote for Lynn Christensen.

2. Planning & Zoning Administrator's Report

Discussion only.

3. Aubrey Duplease (applicant/owner) – Continued review of a Conditional Use Permit for a Level II Holistic Wellness Home Occupation. The parcel is located at 66 Tinker Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 2C, Lot 056. Case # PB2022-03. **This item is continued from the January 4, and February 1, 2022 Planning Board meetings.**

Applicant was represented by: Aubrey Duplease, 66 Tinker Road (property owner)

There was no public comment.

At the applicant's request, the Board voted 7-0-0 to continue this item to March 15, 2022 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Jaimie von Schoen and seconded by Barbara Healey.

4. Brady Sullivan Properties, LLC (applicant) and Solon Properties, LLC and Innovation Acquisition, LLC (owners) – Continued review for consideration of final approval for a site plan to convert a former corporate headquarters building into a 90 unit residential apartment building and associated site improvements. The parcel is located at 1 Innovation Way in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 041-15. Case # PB2022-06. **This item is continued from the January 18, 2022 Planning Board meeting.**

Applicant was represented by: Tom Zajac, Hayner/Swanson, Inc.; & Chris Lewis, Brady Sullivan Properties (owner)

There was no public comment.

The Board voted 6-1-0 to grant conditional final approval on a motion made by Paul McLaughlin and seconded by Brian Dano. Nelson Disco voted in opposition.

- 5. Powell Realty of Merrimack (applicant) and Thomas K Powell (owner)** – Review for acceptance and consideration of final approval for a waiver of full site plan review to allow a caretaker/accessory dwelling unit within an existing restaurant. The parcel is located at 595 Daniel Webster Highway in the C-1 (Limited Commercial), Elderly Housing Overlay and Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 6D-1, Lot 041. Case # PB2022-10. ***The applicant has requested this item be continued to the March 1, 2022 meeting.***

The Board voted 7-0-0 to continue this item to March 15, 2022, on a motion made by Paul McLaughlin and seconded by Nelson Disco.

- 6. Discussion/possible action regarding other items of concern**

Discussion only.

- 7. Approval of Minutes — February 1, 2022**

The Board voted 5-0-2 to approve the minutes of February 1, 2022, as drafted, on a motion made by Nelson Disco and seconded by Barbara Healey. Paul McLaughlin & Neil Anketell abstained.

- 8. Adjourn**

The Board voted 7-0-0 to adjourn at 7:53 p.m. on a motion made by Barbara Healey and seconded by Nelson Disco.